



Melville Drive, Wickford

£317,500

- Living Room 13'4 x 12'2
- Bedroom 1 12'4 x 10'
- Bedroom 2 10' x 6'10
- Bathroom
- Garden to Rear
- Driveway to Front
- No Onward Chain

2 BEDROOM MID TERRACED. DRIVEWAY TO FRONT. GARDEN TO REAR. NO ONWARD CHAIN.

Situated on the popular Wick Meadows close to park, school and local shops in this 2 bedroom mid-terraced property benefitting from accommodation including living room 13'4 x 12'2, kitchen/diner 13'4 x 10', 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and driveway to front providing off street parking. The property is offered with no onward chain.

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Council Tax Band: C



Double glazed opaque door to:

ENTRANCE HALL

Double glazed window to side. Radiator (untested). Door to:

LIVING ROOM

13'4 x 12'2

Double glazed window to front. Radiator (untested). Coved ceiling.

KITCHEN/DINER

13'4 x 10'

Double glazed window and double glazed French doors to rear garden. Radiator (untested). Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Space for washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested). Gas fired boiler (untested). Tiled surround. Coved ceiling.

FIRST FLOOR LANDING

BEDROOM ONE

12'4 x 10'

Two double glazed windows to front. Radiator (untested). Built in double wardrobe cupboards. Airing cupboard housing lagged cylinder (untested). Coved ceiling.

BEDROOM TWO

10' x 6'10

Double glazed window to rear. Radiator (untested). Coved ceiling.

BATHROOM

Double glazed opaque

window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Tiled surround. Radiator (untested). Extractor fan (untested).

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side boundary with brick wall to rear boundary.

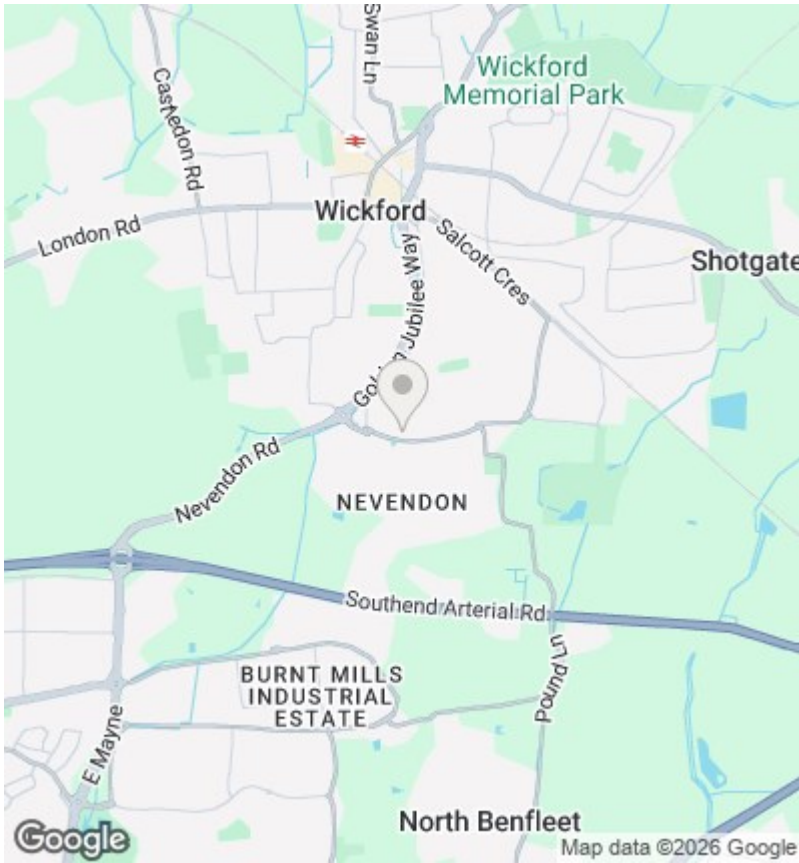
DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.

AGENTS COMMENTS

A 2 bedroomed mid terraced property with the benefit of two private parking spaces directly to the front of the property, located in the sought after Kingsley Grange development. This is a gem waiting to be polished. An entrance porch leads into a well-proportioned lounge. There is a good sized kitchen diner with French doors to a south facing unoverlooked rear garden, laid to lawn and low maintenance. Upstairs, the main bedroom has a built-in double wardrobe, with windows overlooking the front of the property, the rear of the property has a second bedroom overlooking the garden and a white bathroom suite. The property has double glazed windows throughout, complemented by a black composite front door





EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

